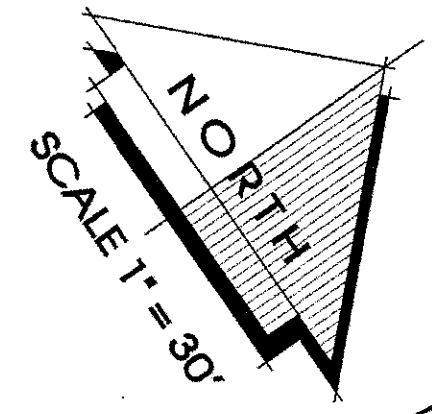


APN 612-161-13

PARCEL 5
PM 95-177EXISTING COMMERCIAL/
RETAIL BUSINESS CENTERPROPOSED BROOKFIELD
PROJECTVACANT PARCEL
PROPOSED RESIDENTIAL

TENTATIVE TRACT MAP NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA

PARCEL 7
PM 95-177
APN 612-161-12VACANT COMMERCIAL
PROPOSED RESIDENTIALPROPOSED BROOKFIELD
PROJECTVICINITY MAP
N.T.S.

NOTES:

- SITE ADDRESS: 70 AUTO CENTER DRIVE, LAKE FOREST, CA 92610
- ASSESSORS PARCEL: 612-163-03 (PARCELS 2 AND 3)
- THOMAS GUIDE: PG 862, GRID C-5 (1920 EDITION)
- SITE AREA: 7.01 AC.
- EXISTING LOTS: 2
- PROPOSED: 72 RESIDENTIAL LOTS, 1 STREET LOT, 15 OPEN SPACE LOTS (88 TOTAL)
- AKA: WESTERN SYCAMORE, CALIFORNIA BAY & SOUTHERN CALIFORNIA BLACK WALNUT TREES: NONE
- EXISTING ZONE: Commercial (Foothill) Ranch Planned Community, PC-8; PROPOSED ZONE: Residential (Foothill) Ranch Planned Community, PC-8
- EXISTING GENERAL PLAN DESIGNATION: COMMERCIAL; PROPOSED GENERAL PLAN DESIGNATION: LDR 12-7 NET D.U. PER ACRE
- FLOOD ZONE: X PER FEMA MAP 08059C 0316 H DATED 02/18/2004
- THE UTILITY INFORMATION HAS BEEN PROVIDED BY THE UTILITY COMPANIES AS ADDRESSED HEREON
- PARKING: GARAGE PARKING: 2 GARAGE SPACES PER UNIT = 144 SPACES. RESIDENT PARKING: 72 SPACES MIN. SIZE = 9'x16' GUEST PARKING: 15 SPACES MIN. 9'x16' INCLUDES 2 HOOP SPACES
- PRELIMINARY EARTHWORK QUANTITIES*
CUT = 25,000 C.Y.
FILL = 25,000 C.Y.
- ALL OPEN SPACES, MANUFACTURED SLOPES, INTERIOR STREETS AND ON-SITE STORM DRAINAGE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (H.O.A.).
- ALL MANUFACTURED SLOPES ON BOTH FILL AND CUT SHALL BE A MAXIMUM OF 2 HORIZONTAL TO 1 VERTICAL.
- LETTERED LOTS AND LOT 73 TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVIATION FROM CITY STANDARDS: CHAPTER 7.09.155.6 SUBSECTION B, TO PROVIDE WEDGE CURB, RATHER THAN VERTICAL CURB, FOR INTERIOR PROJECT DRIVEWAYS.
- THE SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS FOR THIS TENTATIVE TRACT MAP.
- THE EXISTING 10' EASEMENT FOR SLOPE AND LANDSCAPE MAINTENANCE PURPOSES DEDICATED TO THE FOOTHILL BUSINESS ASSOCIATION TO BE VACATED BY THIS MAP.

* EARTHWORK QUANTITIES ARE RAW CUT AND FILL AND DO NOT INCLUDE ADJUSTMENTS FOR SHRINKAGE, BULKING AND OR OVEREXCAVATION.

UNIT TYPE DISTRIBUTION
TYPE 1 = 18 UNITS
TYPE 2 = 19 UNITS
TYPE 3 = 15 UNITS
TYPE 4 = 10 UNITS
TYPE 5 = 10 UNITS
LARGEST RESIDENTIAL LOT = 3,455 S.F.
SMALLEST RESIDENTIAL LOT = 2,211 S.F.

UTILITY COMPANIES:

ELECTRIC SOUTHERN CALIFORNIA EDISON P.O. BOX 600
ROSEMEAD, CA 91774
PHONE: (800) 655-4555

GAS SOUTHERN CALIFORNIA GAS P.O. BOX C
MONTEREY PARK, CA 91756
PHONE: (800) 427-2200

WATER & SEWER IRVINE RANCH WATER DISTRICT: 15600 SAND CANYON AVENUE
IRVINE, CA 92618-3102
PHONE: (949) 453-4300

CABLE COX COMMUNICATIONS: 29947 AVENIDA DE LAS BANDERAS
RANCHO SANTA MARGARITA, CA 92688
PHONE: (949) 240-1212

TELEPHONE PACIFIC BELL 1-800-310-2355

TRASH WASTE MANAGEMENT OF ORANGE COUNTY: 16122 CONSTRUCTION CIRCLE EAST
IRVINE, CA 92618
PHONE: (949) 542-1191

UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE BASED UPON THE BEST AVAILABLE INFORMATION PROVIDED BY THE PUBLIC RECORDS

LEGEND

CATCH BASIN AND STORM DRAIN

TENTATIVE TRACT BOUNDARY

DIRECTION OF GRADED SLOPE

MASONRY RETAINING WALL

PROPOSED SANITARY SEWER

PROPOSED DOMESTIC WATER

LOT NUMBER

PAD ELEVATION

LOT AREA

FIRE HYDRANT

STREET LIGHT

GRAPHIC SCALE
0' 20' 40' 60' 80' 100'
1 inch = 30 ft.

LEGAL DESCRIPTION

PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 292, PAGES 13-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.

EXISTING EASEMENTS

- PERPETUAL AIR OR FLIGHT EASEMENT JULY 2, 1979 BOOK 13613, PAGE 1111 (AFFECTS PORTIONS OF SITE)
- 2' SIDEWALK EASEMENT TO COUNTY OF ORANGE, INST. NO. 2003000275857
- 10' SLOPE MAINTENANCE EASEMENT TO BE VACATED: SHOWN ON P.M. 95-177.
- 1700' SEWER EASEMENT TO BE VACATED: INST. NO. 2003001770416, 20030017042.

PROPOSED EASEMENTS

- ACCESS AND UTILITY EASEMENTS
- PROPOSED UTILITY EASEMENTS

ENGINEER'S STATEMENT

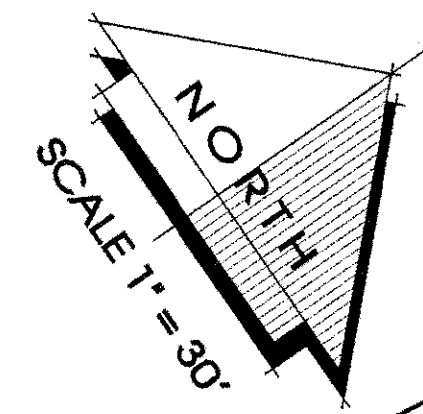
THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE RECORD.

THOMAS CARRICOY, R.C.E. NO. 40885

LOT	LOT AREA	UNIT TYPE	FOOTPRINT (SF)	LOT COVERAGE	UNIT AREA MAINTAINED BY
1	3,086 SF	4R	1,184 SF	42%	1,902 SF RESIDENT
2	2,514 SF	4R	1,184 SF	44%	1,920 SF RESIDENT
3	2,714 SF	4R	1,184 SF	44%	1,920 SF RESIDENT
4	3,360 SF	3R	1,184 SF	36%	1,905 SF RESIDENT
5	3,157 SF	4R	1,184 SF	38%	1,920 SF RESIDENT
6	2,585 SF	4R	1,184 SF	46%	1,920 SF RESIDENT
7	2,591 SF	2	1,389 SF	53%	1,905 SF RESIDENT
8	2,637 SF	2R	1,389 SF	49%	2,102 SF RESIDENT
9	2,211 SF	2	1,389 SF	62%	1,736 SF RESIDENT
10	2,983 SF	2R	1,389 SF	46%	2,102 SF RESIDENT
11	2,964 SF	3R	1,425 SF	48%	2,240 SF RESIDENT
12	2,532 SF	2R	1,389 SF	53%	2,102 SF RESIDENT
13	2,211 SF	1R	1,158 SF	52%	1,736 SF RESIDENT
14	2,398 SF	1R	1,158 SF	48%	1,736 SF RESIDENT
15	2,211 SF	1R	1,158 SF	52%	1,736 SF RESIDENT
16	2,398 SF	1R	1,158 SF	48%	1,736 SF RESIDENT
17	2,398 SF	2	1,389 SF	59%	2,102 SF RESIDENT
18	2,398 SF	2R	1,389 SF	49%	2,102 SF RESIDENT
19	2,398 SF	2R	1,389 SF	49%	2,102 SF RESIDENT
20	2,398 SF	2R	1,389 SF	49%	2,102 SF RESIDENT
21	2,211 SF	1R	1,158 SF	48%	1,736 SF RESIDENT
22	2,398 SF	2R	1,389 SF	49%	2,102 SF RESIDENT
23	2,398 SF	2R	1,389 SF	49%	2,102 SF RESIDENT
24	2,781 SF	2	1,389 SF	50%	2,102 SF RESIDENT
25	3,153 SF	2R	1,425 SF	45%	2,240 SF RESIDENT
26	3,153 SF	2R	1,425 SF	45%	2,240 SF RESIDENT
27	2,933 SF	3R	1,425 SF	49%	2,240 SF RESIDENT
28	2,514 SF	3	1,158 SF	46%	1,736 SF RESIDENT
29	2,514 SF	3	1,158 SF	46%	1,736 SF RESIDENT
30	2,753 SF	3R	1,425 SF	52%	2,240 SF RESIDENT
31	2,514 SF	1R	1,158 SF	52%	1,736 SF RESIDENT
32	2,753 SF	3R	1,425 SF	51%	2,240 SF RESIDENT
33	2,514 SF	1R	1,158 SF	52%	1,736 SF RESIDENT
34	2,753 SF	3R	1,425 SF	51%	2,240 SF RESIDENT
35	2,514 SF	1R	1,158 SF	52%	1,736 SF RESIDENT
36	2,588 SF	2	1,389 SF	54%	2,102 SF RESIDENT
37	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
38	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
39	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
40	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
41	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
42	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
43	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
44	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
45	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
46	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
47	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
48	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
49	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
50	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
51	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
52	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
53	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
54	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
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57	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
58	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
59	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
60	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
61	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
62	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
63	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
64	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
65	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
66	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
67	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
68	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
69	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
70	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
71	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
72	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
73	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
74	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
75	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
76	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
77	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
78	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
79	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
80	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
81	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
82	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
83	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
84	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
85	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
86	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
87	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
88	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
89	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
90	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
91	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
92	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
93	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
94	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
95	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
96	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
97	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
98	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
99	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT
100	2,588 SF	1R	1,158 SF	46%	1,736 SF RESIDENT

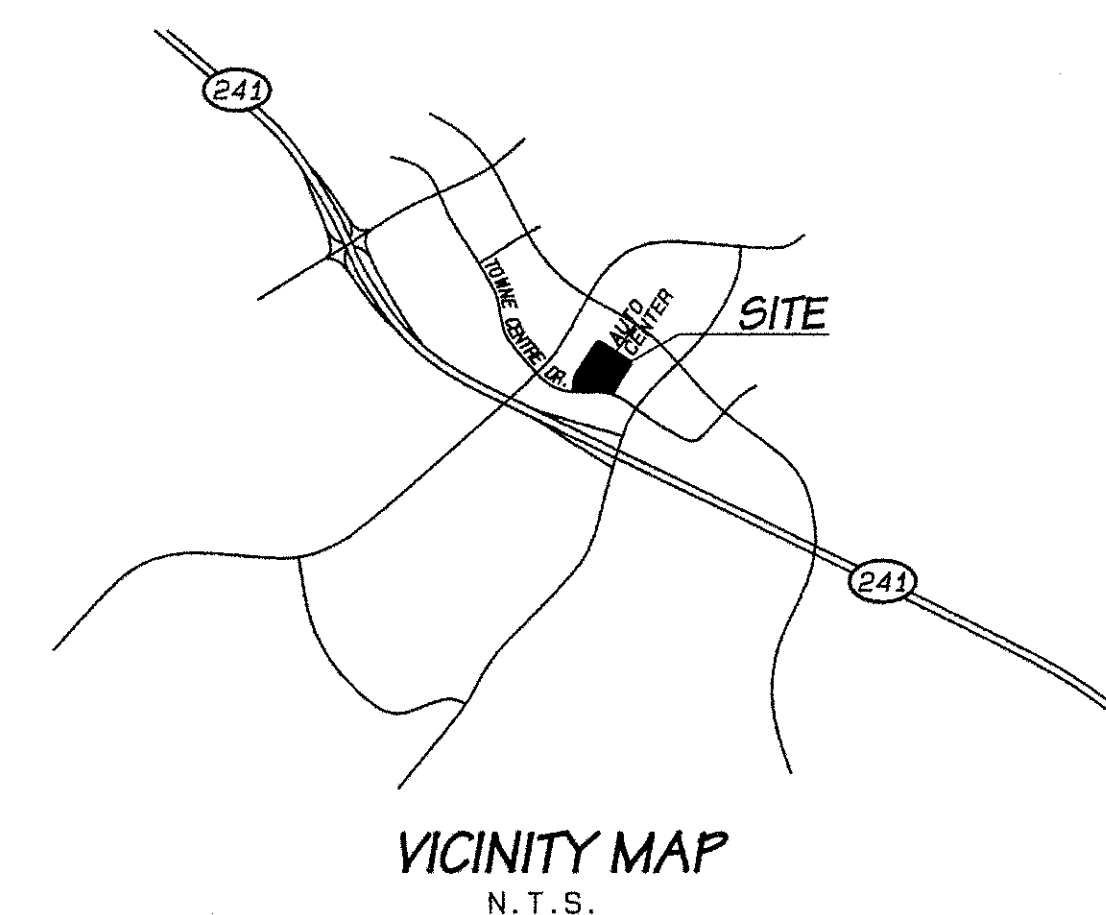
703	199.08	3	88.02	5F	44.2%	2.240 SF	RESIDENT
704	9.331 SF			OPEN SPACE	(RECREATION CENTER)		HQA
A	59.711 SF				STREET, PARKING		HQA
B	2.114 SF			OPEN SPACE			HQA
C	1.943 SF			OPEN SPACE			HQA
D	2.242 SF			OPEN SPACE			HQA
E	1.084 SF			OPEN SPACE			HQA
F	3.715 SF			OPEN SPACE			HQA
G	2.396 SF			OPEN SPACE			HQA
H	1.817 SF			OPEN SPACE			HQA
I	1.431 SF			OPEN SPACE			HQA
J	2.371 SF			OPEN SPACE			HQA
K	1.718 SF			OPEN SPACE			HQA
L	1.050 SF			OPEN SPACE			HQA
M	5.142 SF			OPEN SPACE			HQA
N	2.718 SF			OPEN SPACE			HQA
O	2.828 SF			OPEN SPACE			HQA
P	2.828 SF			OPEN SPACE			HQA

APN 612-161-13

PARCEL 5
PM 95-177EXISTING COMMERCIAL/
RETAIL BUSINESS CENTERPROPOSED BROOKFIELD
PROJECTPARCEL 6
PM 95-177
VACANT PARCEL
PROPOSED RESIDENTIAL

CONCEPTUAL GRADING PLAN FOR TRACT NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA

PARCEL 7
PM 95-177
APN 612-161-12-177VACANT COMMERCIAL
PROPOSED RESIDENTIALPROPOSED BROOKFIELD
PROJECTVICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS
SHOWN ON A MAP RECORDED IN BOOK 292,
PAGES 13-17 IN THE OFFICE OF THE COUNTY
RECORDER OF ORANGE COUNTY, CA.

SITE DATA

GROSS ACREAGE = 7.01 Ac.
NET ACREAGE* = 6.91 Ac.
NUMBER OF UNITS = 72
GROSS DENSITY = 10.3 DU/AC.
NET DENSITY = 10.4 DU/AC.

* EXCLUDES 2' SIDEWALK ESMT. AROUND SITE

BUILDING COVERAGE: 2.02 Ac.
PRIVATE YARDS: 1.10 Ac.
STREETS AND PARKING: 1.95 Ac.
DRIVEWAYS: 0.04 Ac.
LANDSCAPE AREAS: 1.90 Ac.
TOTAL: 7.01 Ac.

PARKING DATA

GARAGE 144 Spaces (2 Per DU)
OPEN 87 Spaces (1 Per DU + 0.2 Guest Per DU)

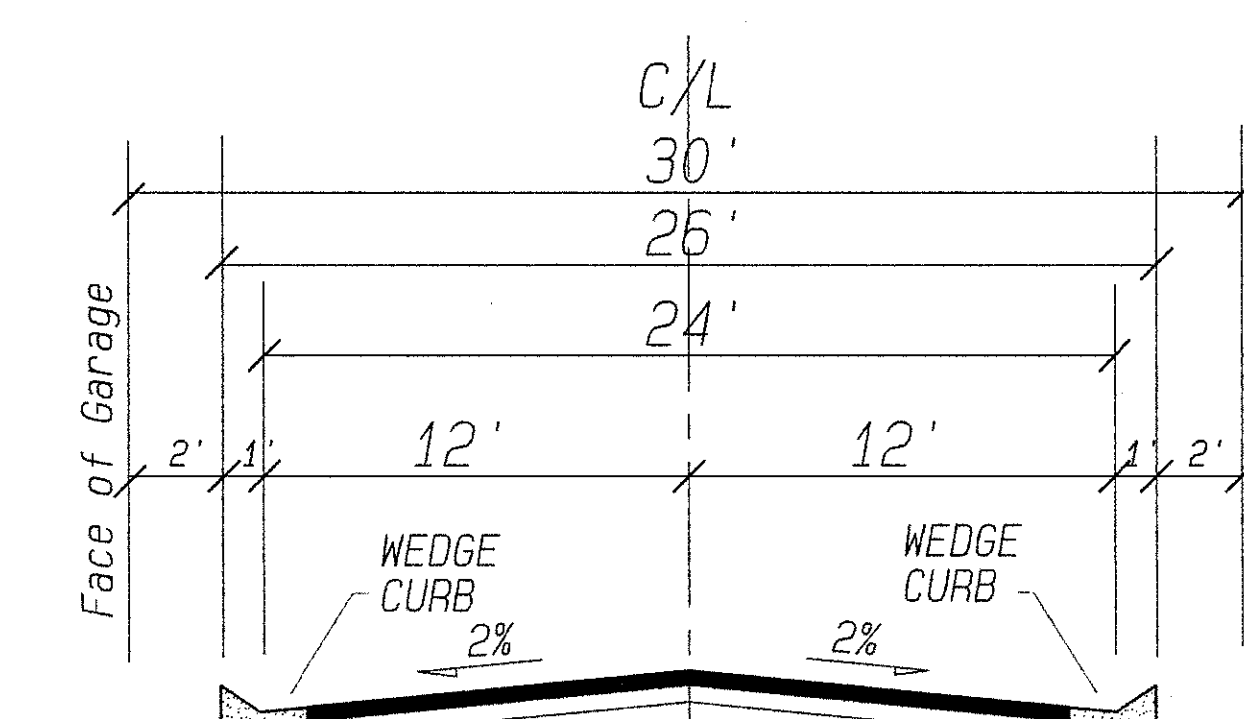
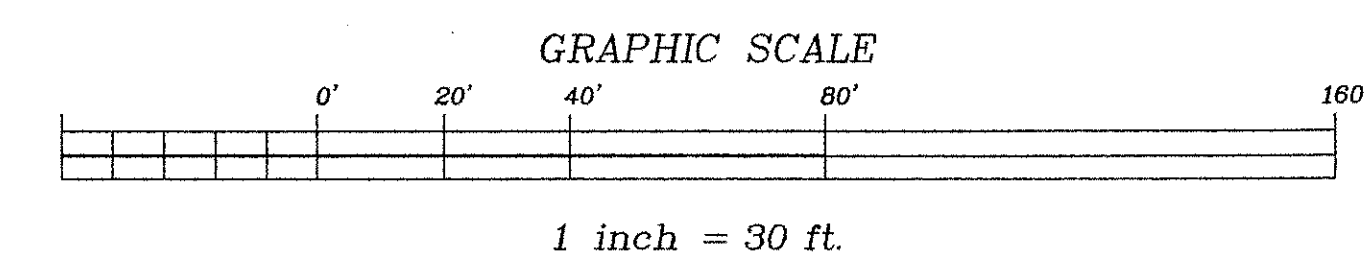
PARKING SPACES 231 (3.2 SP/UNIT)

LEGEND

- CATCH BASIN AND STORM DRAIN
- DAYLIGHT LINE
- PROPOSED FINISH CONTOUR
- TENTATIVE TRACT BOUNDARY
- DIRECTION OF GRADED SLOPE
- MASONRY RETAINING WALL
- LOT NUMBER
- PAD ELEVATION
- MODULAR METLANDS SYSTEM BMP FACILITY
- FIRE HYDRANT
- STREET LIGHT

PRELIMINARY EARTHWORK QUANTITIES*
CUT = 25,300 C.Y.
FILL = 25,000 C.Y.

* EARTHWORK QUANTITIES ARE RAIN CUT AND FILL, AND DO NOT INCLUDE ADJUSTMENTS FOR SHRINKAGE, BULKING AND/OR OVEREXCAVATION.

TYPICAL PRIVATE STREET
N.T.S.

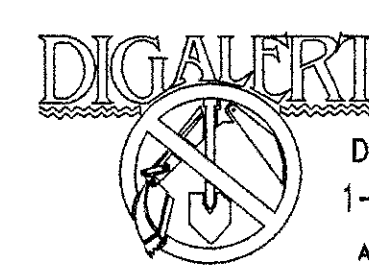
CONCEPTUAL GRADING PLAN FOR TRACT NO. 17439

RBF J.N. 10-108112 OCT. 9, 2012

ENGINEER'S STATEMENT

THIS TENTATIVE TRACT MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE,
AND ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

THOMAS CARMODY, R.C.E., NO. 20595



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS
WERE LOCATED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR
SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL
VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES. THE
LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES, AND
THEIR DEPTHS, SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY
PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE
CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A. (U.S. ALERT)
AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS
PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT
COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER

BUCILLA GROUP ARCHITECTURE
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
PHONE: (949) 660-1587
FAX: (949) 660-1589

SOIL ENGINEER

GEOTEK, INC.
4130 FLAT ROCK DRIVE, SUITE 140
RIVERSIDE, CA 92505
PHONE: (951) 710-1160
FAX: (951) 710-1167



PLANNING ■ DESIGN ■ CONSTRUCTION

14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 ■ FAX 949.472.5373 ■ WWW.RBF.COM

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEAD VALUE ENGINEERING

REVISIONS			
NO.	DATE	BY	DESCRIPTION

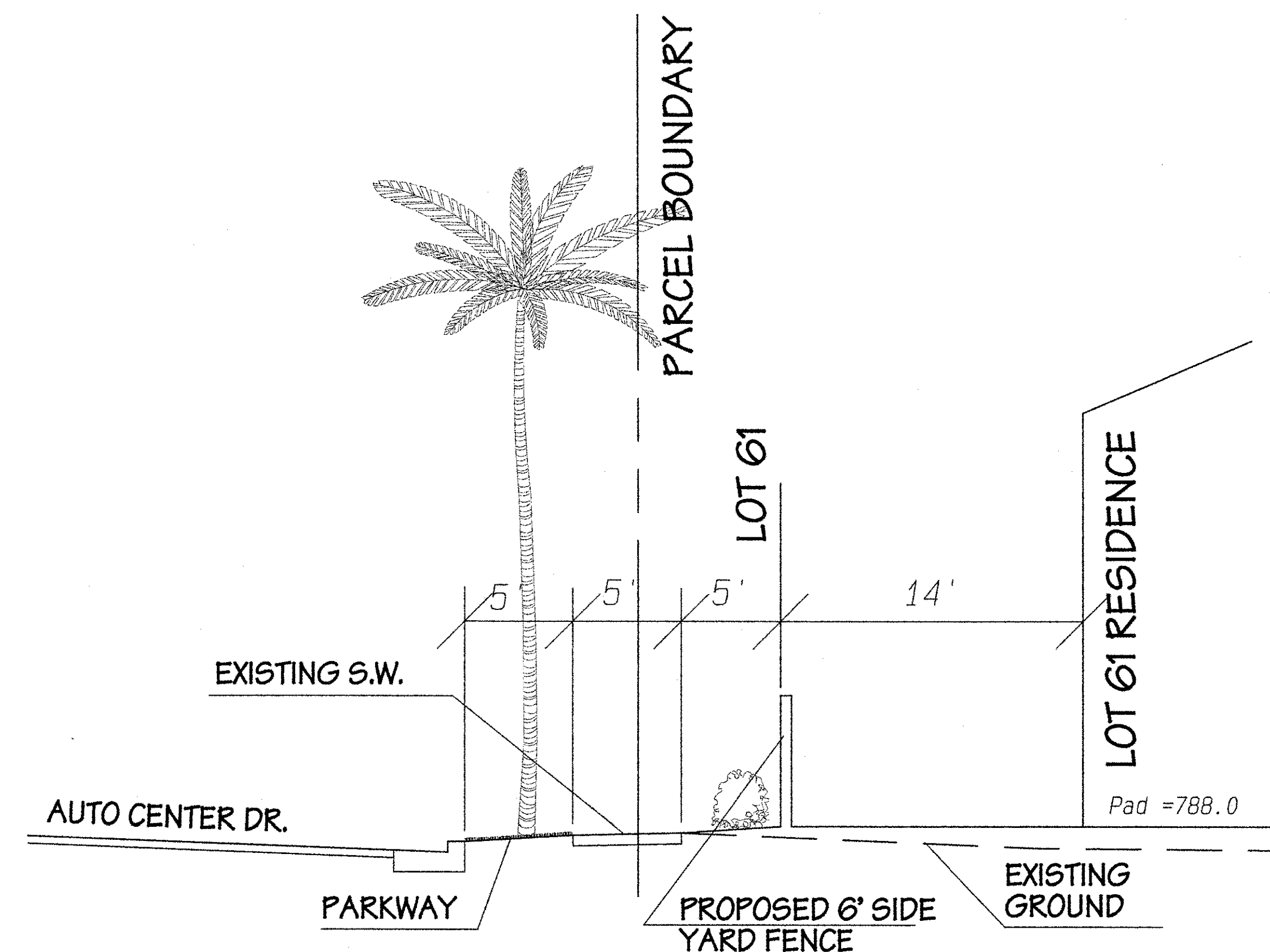
PLANS PREPARED FOR:

TRUMARK COMPANIES
9911 IRVINE CENTER DRIVE, SUITE 150
IRVINE, CA 92618
PHONE: (949) 202-5786
FAX: (949) 788-1991
ATTN: JAMES O'MALLEY

PROJECT TITLE		TRACT NO.	
FOOTHILL RANCH VILLAGE		17439	
JOB ADDRESS		DRAWING FILE NO.	
LAKE FOREST, CALIFORNIA			
LEGAL DESCRIPTION		SCALE: 1" = 30'	
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 292, PAGES 13-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.		SHEET 3 OF 9	

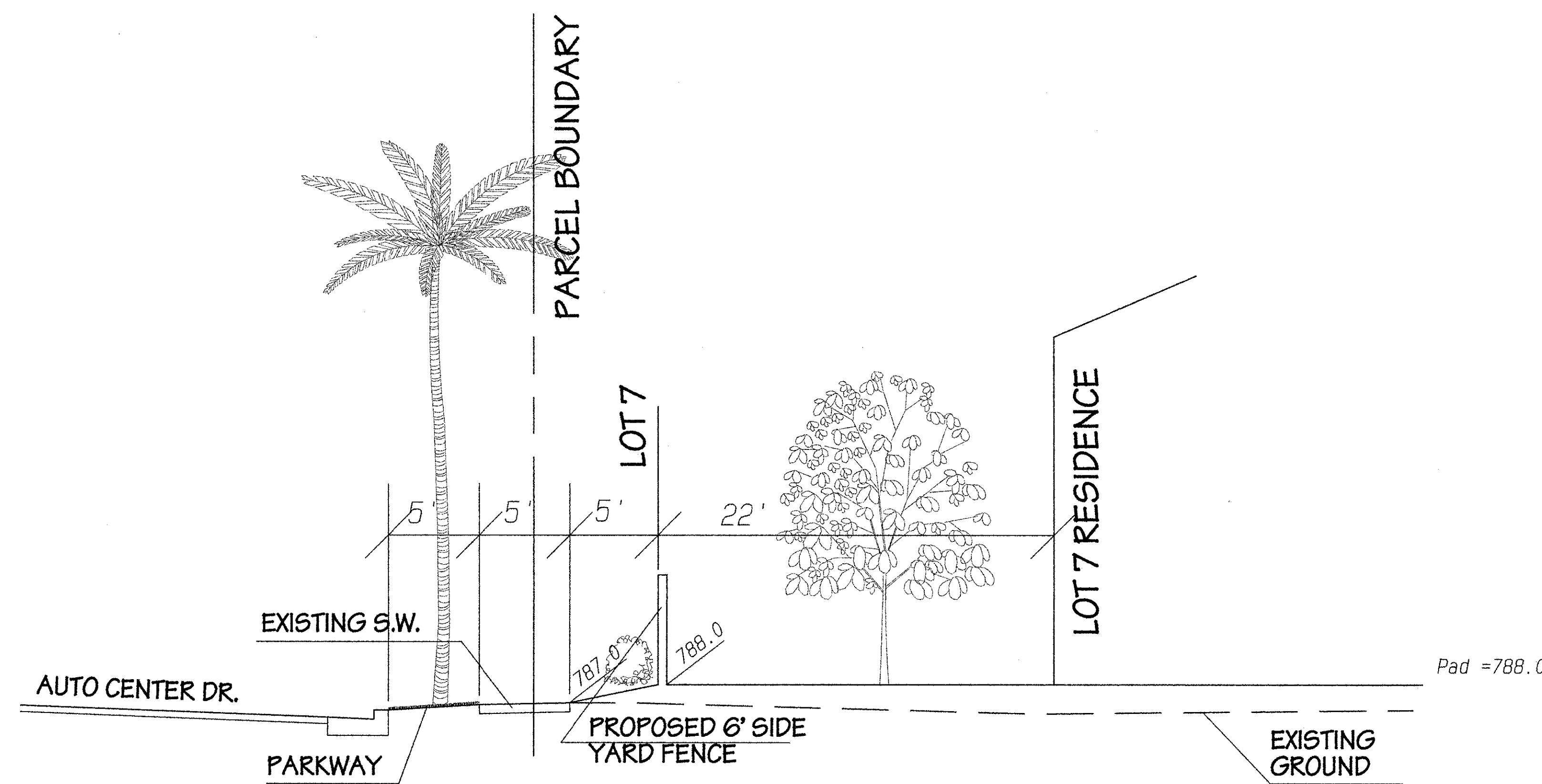
CONCEPTUAL SECTIONS FOR TRACT NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



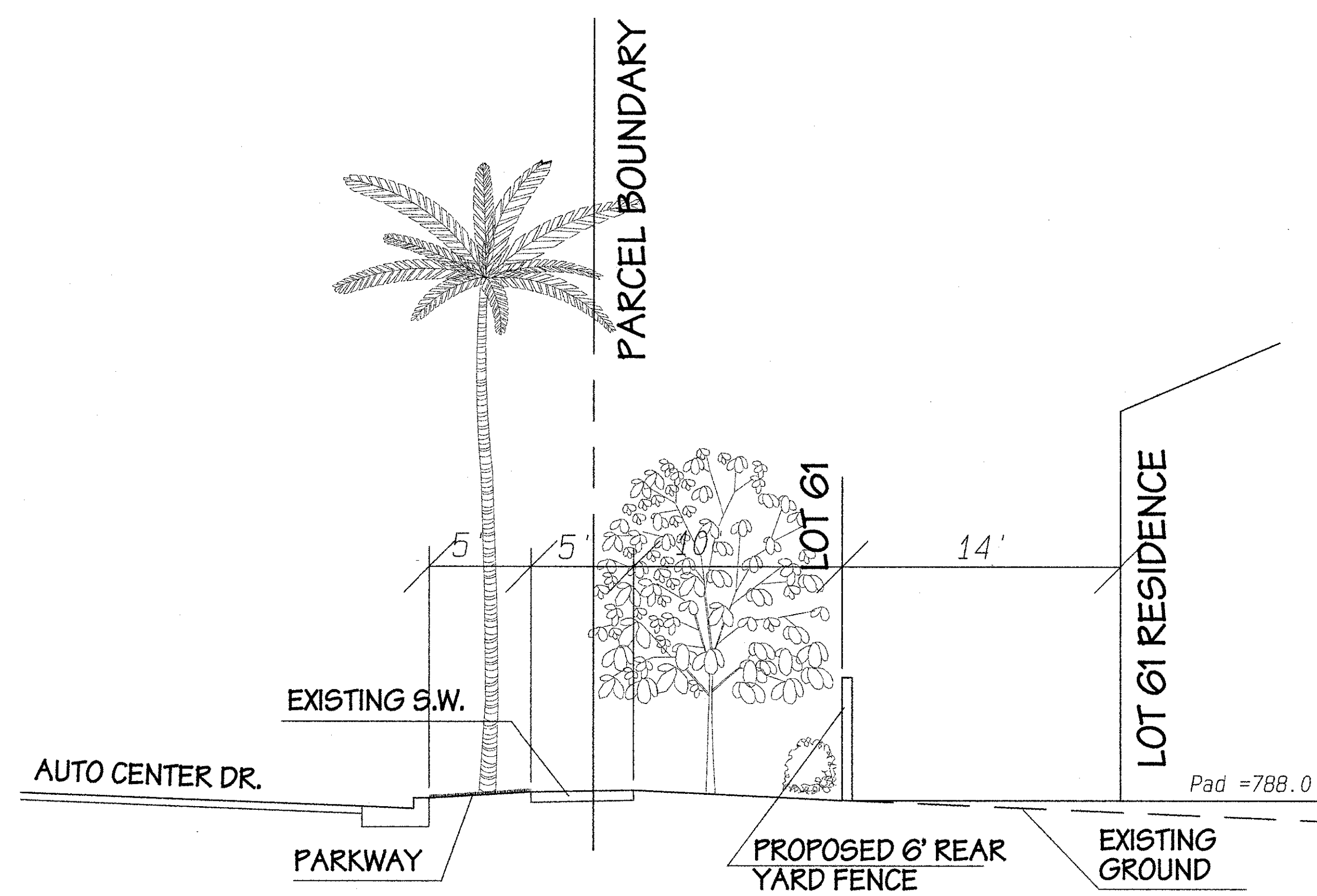
SECTION A-A

SCALE 1" = 5'



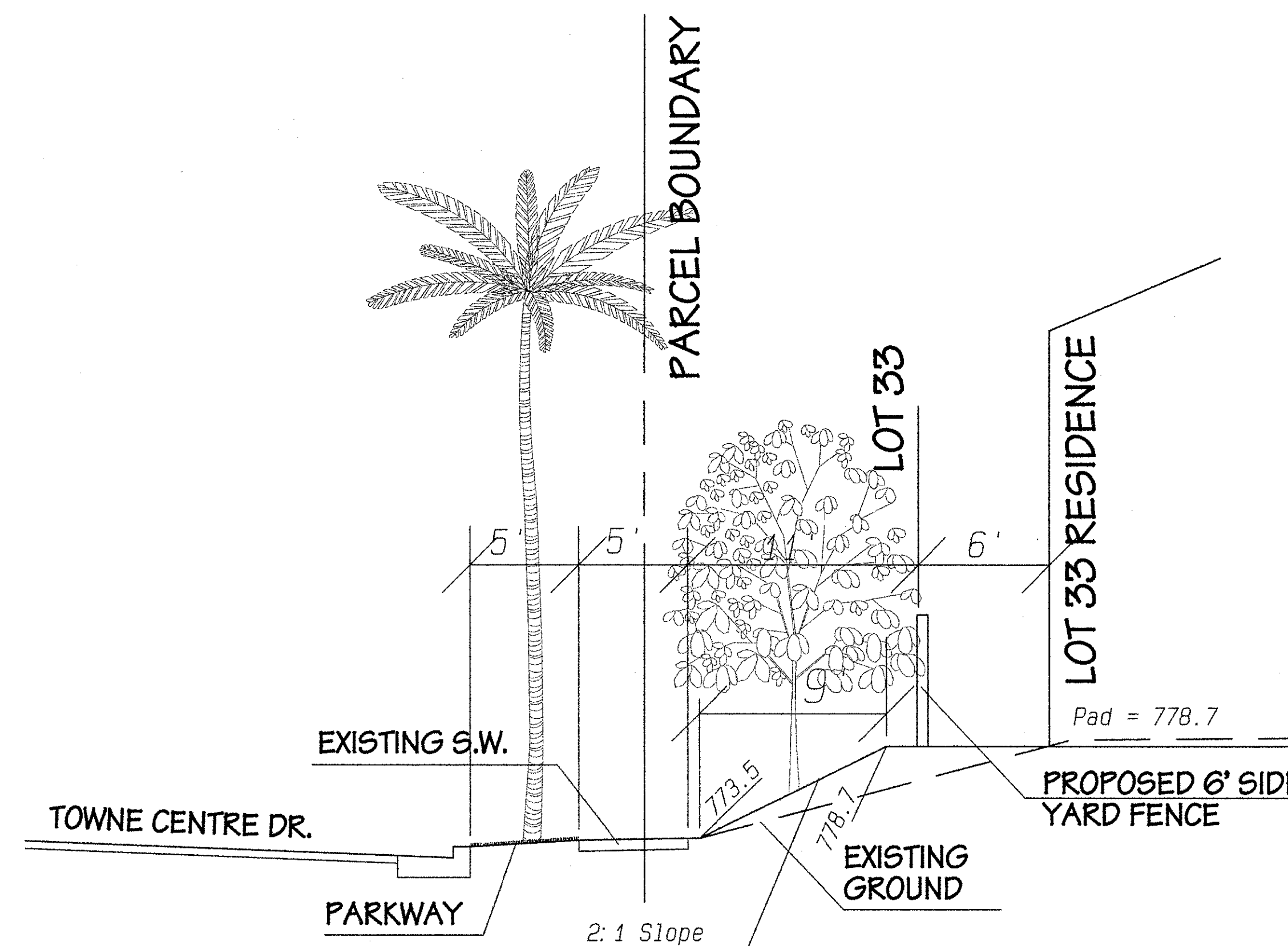
SECTION C-C

SCALE 1" = 5'



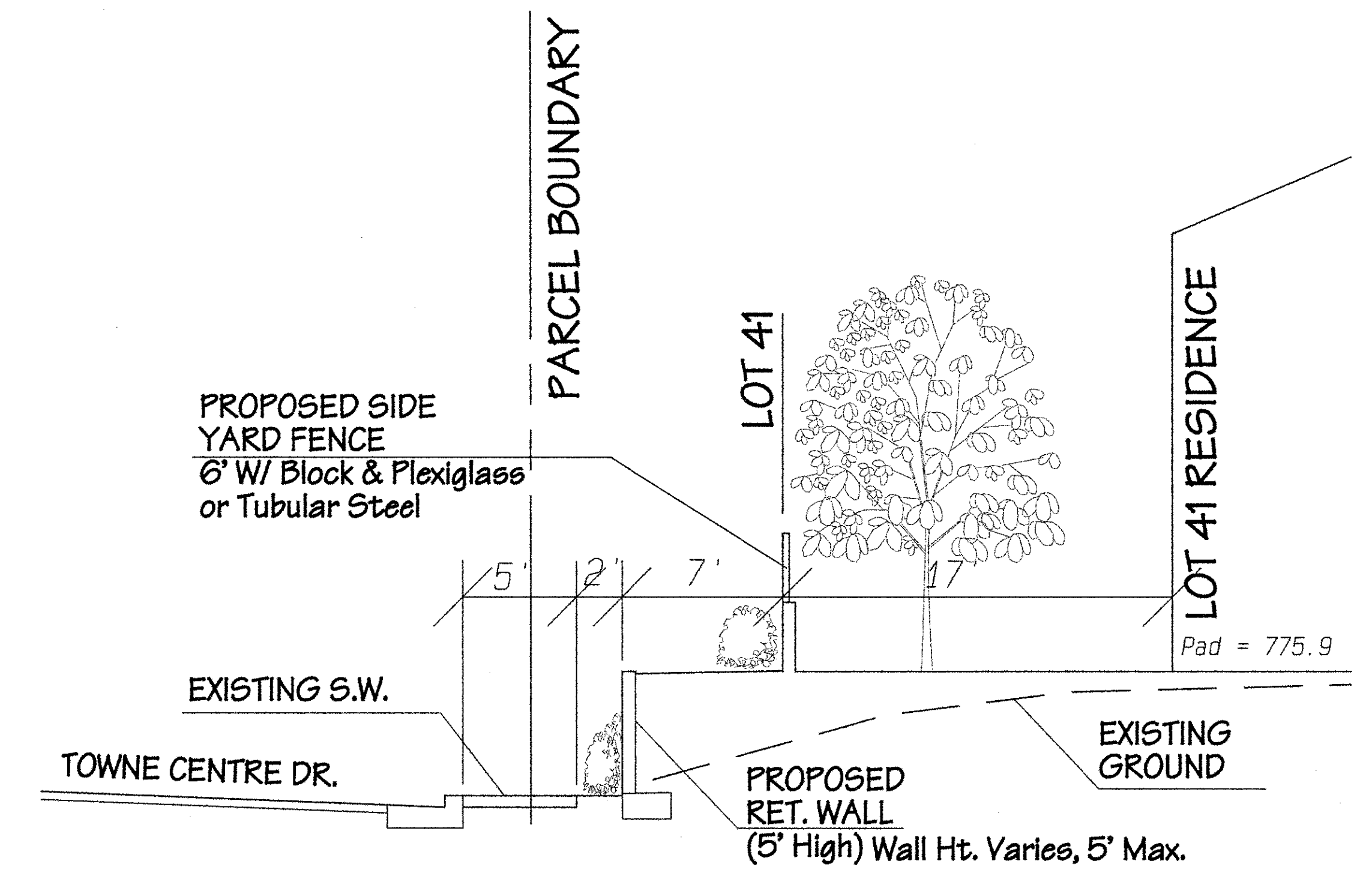
SECTION B-B

SCALE 1" = 5'



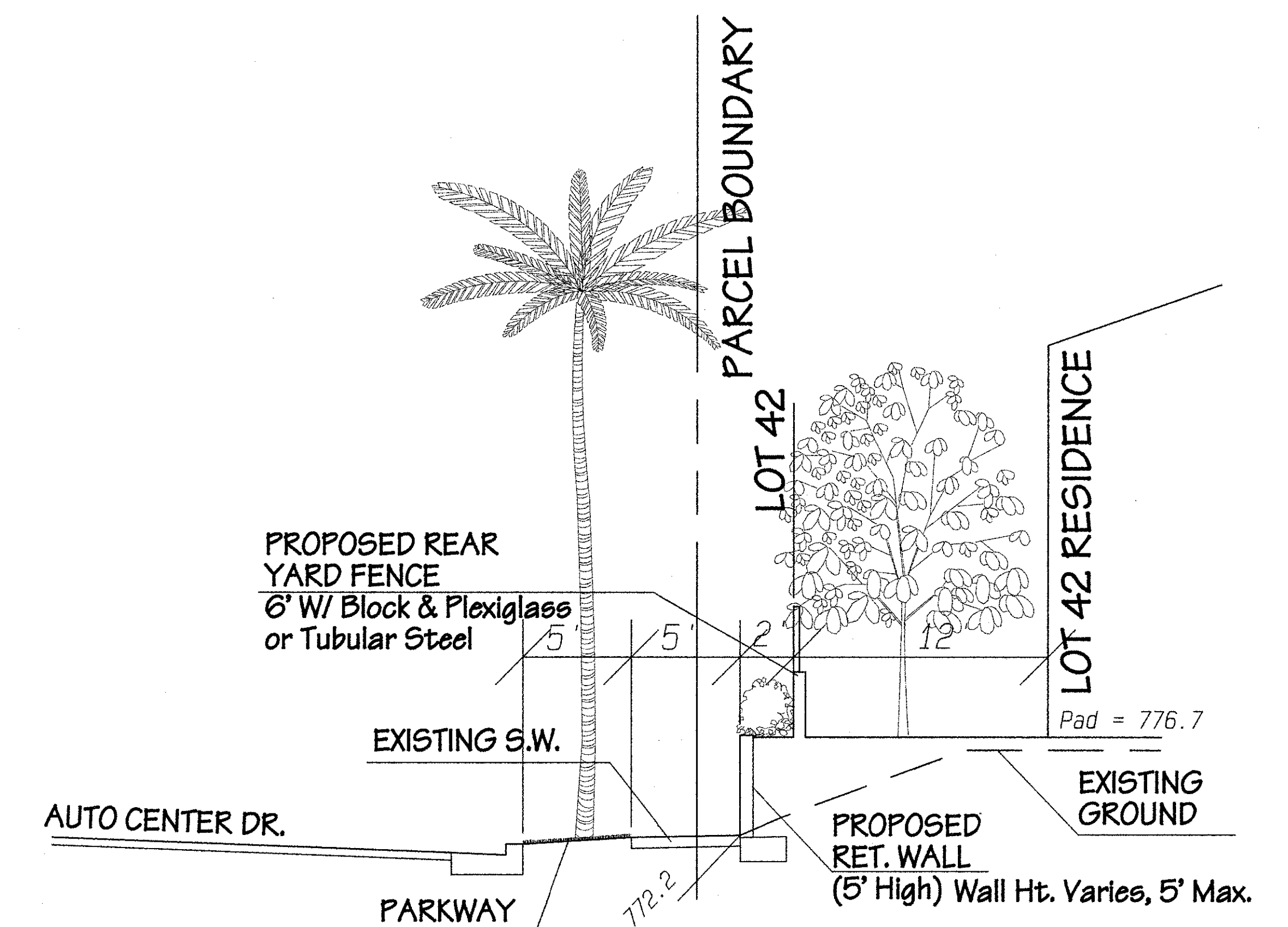
SECTION D-D

SCALE 1" = 5'



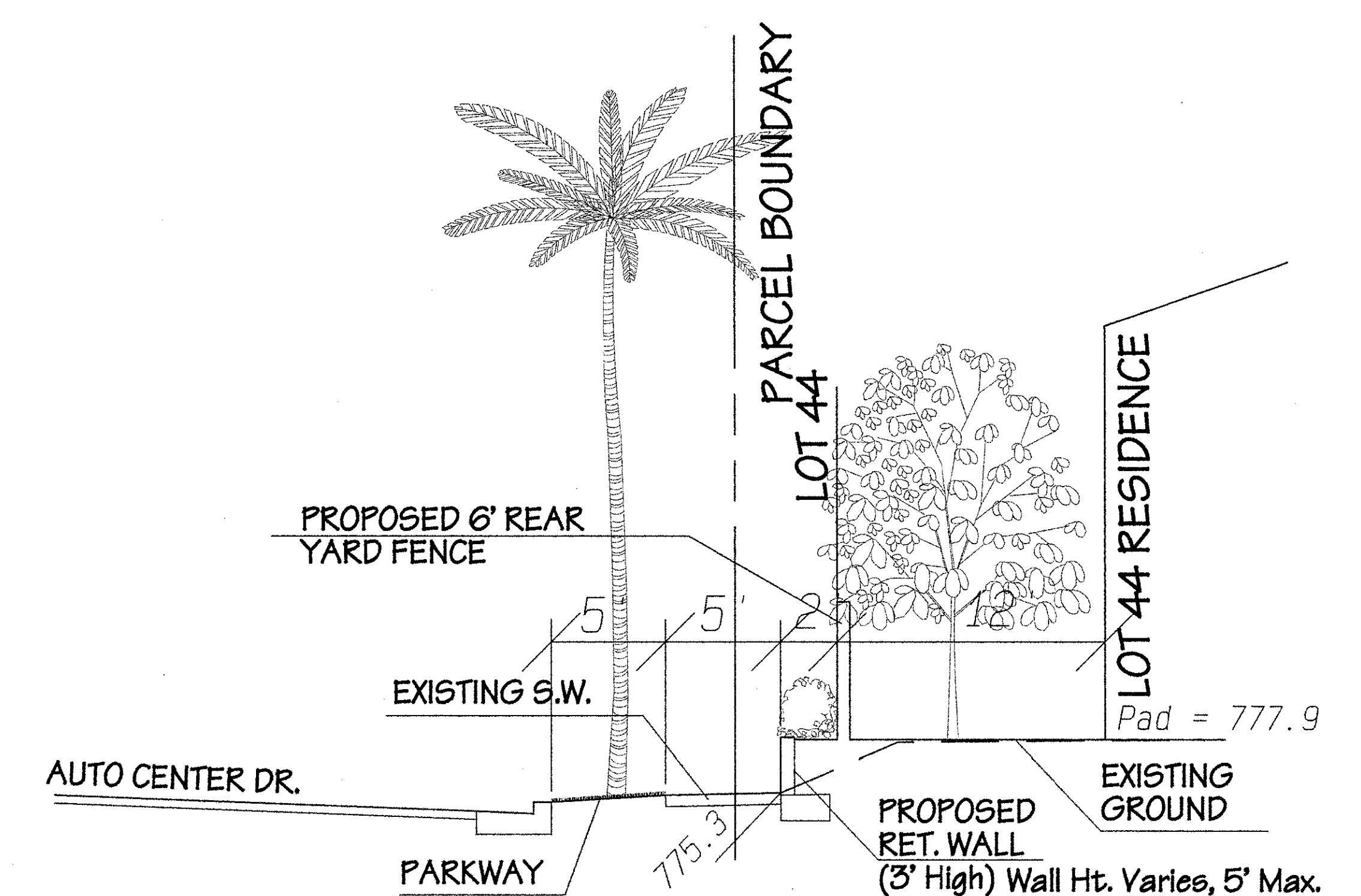
SECTION E-E

SCALE 1" = 5'



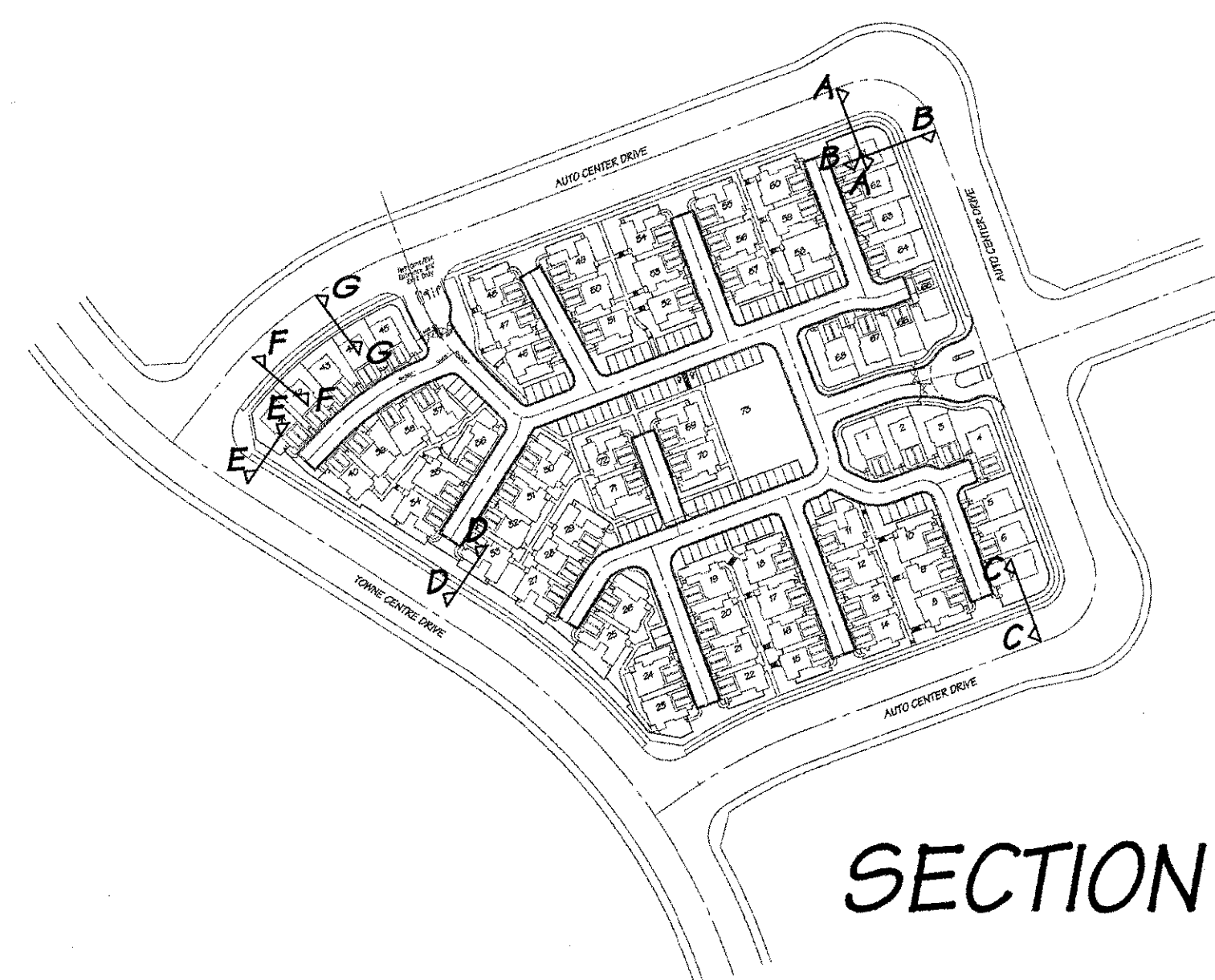
SECTION F-F

SCALE 1" = 5'



SECTION G-G

SCALE 1" = 5'



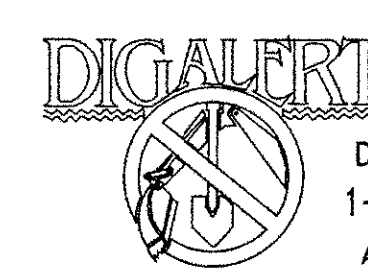
SECTION LOCATIONS

SEE SHEET 3, CONCEPTUAL
GRADING PLAN, FOR SECTION
LOCATIONS.

ENGINEER'S STATEMENT

THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

THOMAS GARDY, R.C.E., NO. 46585



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTING, ADJUSTING OR DAMAGING TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREIN. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S.A. CITY ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER

BUCILLA GROUP ARCHITECTURE
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
PHONE: (949) 660-1587
FAX: (949) 660-1589

SOIL ENGINEER

GEOTEK, INC.
4130 FLAT ROCK DRIVE, SUITE 140
RIVERSIDE, CA 92505
PHONE: (951) 710-1160
FAX: (951) 710-1167



PLANNING ■ DESIGN ■ CONSTRUCTION
14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
949.472.3505 • FAX 949.472.8373 • www.RBF.com



ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

NO.	DATE	BY	REVISIONS	
			DESCRIPTION	

PLANS PREPARED FOR:
TRUMARK COMPANIES
9911 IRVINE CENTER DRIVE, SUITE 150
IRVINE, CA 92618
PHONE: (949) 202-5786
FAX: (949) 785-1991
ATTN: JAMES O'MALLEY

PROJECT TITLE
FOOTHILL RANCH VILLAGE
JOB ADDRESS
LAKE FOREST, CALIFORNIA
LEGAL DESCRIPTION
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 292, PAGES 13-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.

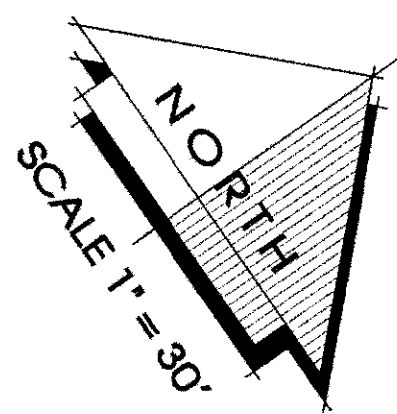
TRACT NO.
17439
DRAWING FILE NO.
SCALE: 1" = 30'
SHEET
4 OF **9**

RBF J.N. 10-108112 OCT. 9, 2012

CONCEPTUAL SECTIONS FOR TRACT NO. 17439

PARKING ALLOCATION
FOR TRACT NO. 17439

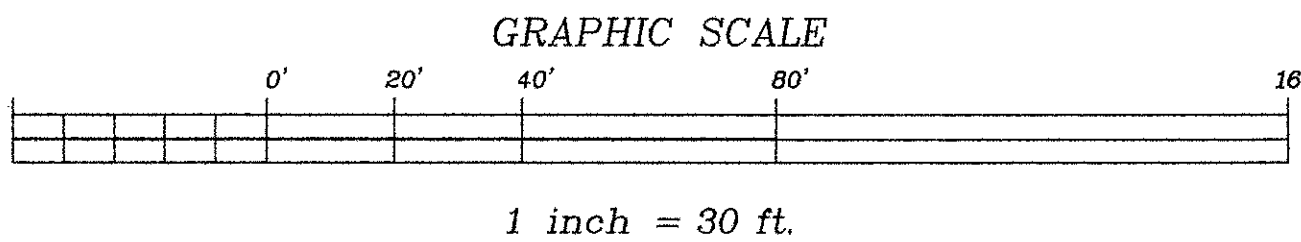
IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



NOTE: THIS EXHIBIT IDENTIFIES ONE PARKING SPACE FOR EACH DWELLING UNIT, WITHIN 200 FEET OF THAT UNIT. PARKING SPACES WILL NOT BE RESERVED. ON-SITE PARKING WILL BE REGULATED BY CC&R's.

PARKING SPACES PROVIDED:

GARAGE SPACES: 2 PER UNIT X 72 = 144 SP.
OPEN SPACES: 1 PER UNIT X 72 = 72 SP.
GUEST PARKING: 0.2 PER UNIT X 72 = 15 SP.
TOTAL SPACE PROVIDED = 231 (3.2 SP/UNIT)



ENGINEER'S STATEMENT

THIS TENTATIVE TRACT MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND ALL EASEMENTS OF RECORD ARE SHOWN PER THE TITLE REPORT.

THOMAS CARNOY, R.C.E. NO. 40585



DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR SUBSTRUCTION RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND THE TRUE HORIZONTAL AND VERTICAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES OR STRUCTURES AND SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S. A TOLL ALERT AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER

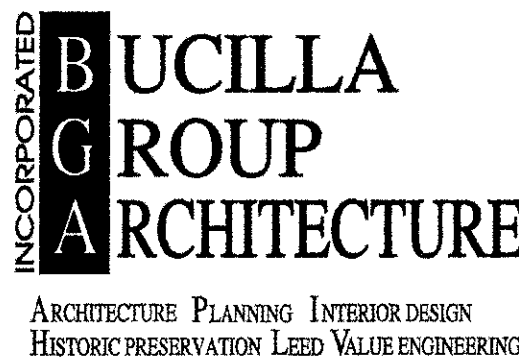
BUICILLA GROUP ARCHITECTURE
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
PHONE: (949) 660-1587
FAX: (949) 660-1589

SOIL ENGINEER

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ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEAD VALUE ENGINEERING

PLANS PREPARED FOR:

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IRVINE, CA 92618
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PROJECT TITLE
FOOTHILL RANCH VILLAGE
JOB ADDRESS
LAKE FOREST, CALIFORNIA
LEGAL DESCRIPTION
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 232, PAGES 19-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.

TRACT NO.
17439
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5 OF 9

RBF J.N. 10-108112 OCT. 9, 2012

PRIVATE AND COMMON OPEN SPACE FOR TRACT NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA

0% Common Open Space area required by Detached Single-Family Dwelling -
Conventional Subdivision (FRPC Section III,D,b.) Development Standards.

5% Common Open Space area required by Cluster Subdivision
(FRPC Section III,D,d.) Development Standards.

TOTAL SITE AREA = 305,508 SF (7.01 Ac.)
-S.W. ESMT. AREA -4,420 SF (-.10 Ac.)
-PVT. ST. AREA -70,505 SF (-1.62 Ac.)

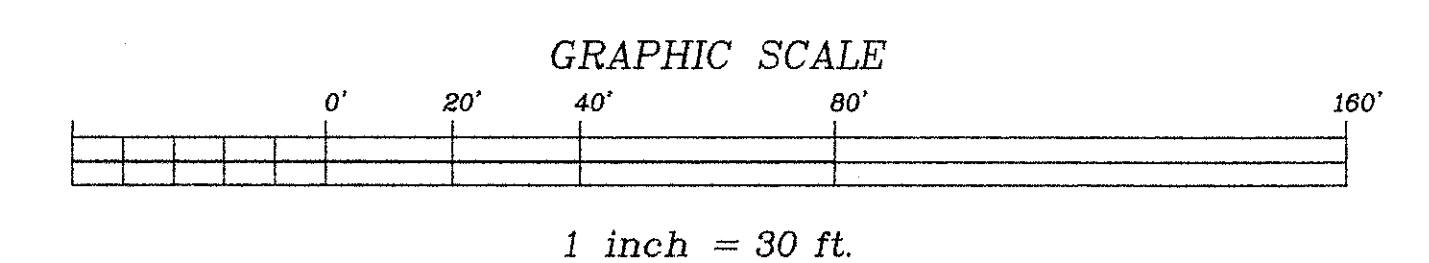
NET SITE AREA = 230,583 SF (5.29 Ac.)

X 5% = 11,530 SF USEABLE O.S. REQ'D. FOR
CLUSTER SUBDIVISION (FRPC Section III,D,d.)

- PRIVATE YARD AREA (1.14 AC. OR 21.5% OF NET SITE AREA)
- COMMON OPEN SPACE 6,696 SF OR 2.9% OF NET SITE AREA

NOTE: ALL AREAS OF THE SITE THAT ARE NOT
RESIDENTIAL STRUCTURES OR WITHIN PRIVATE
YARD AREAS WILL BE MAINTAINED BY THE H.O.A.

TYPICAL SIDE YARD USAGE BY SAME UNIT.



PRIVATE AND COMMON OPEN SPACE FOR TRACT NO. 17439

RBF J.N. 10-108112 OCT. 9, 2012

ENGINEER'S STATEMENT

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SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE,
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THOMAS CARMODY, R.C.E., NO. 40565



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AT LEAST TWO DAYS
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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WERE PLOTTED FROM CITY RECORDS. NO ADDITIONAL UTILITY OR
SUBSTRUCTURE RESEARCH HAS BEEN PERFORMED. THE CONTRACTOR SHALL
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LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES OR STRUCTURES, AND
SHALL BE RESPONSIBLE FOR PROTECTION, ADJUSTMENT, OR DAMAGE TO ANY
PUBLIC OR PRIVATE UTILITIES SHOWN ON THIS TRACT MAP. THE
CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR NOTIFYING U.S. A JTD ALERT
AT 1-800-227-2600 FOR UNDERGROUND UTILITY MARKING AT LEAST 48 HOURS
PRIOR TO COMMENCING ANY CONSTRUCTION. CONSTRUCTION SHALL NOT
COMMENCE PRIOR TO SAID UNDERGROUND UTILITY MARKING.

ARCHITECT / PLANNER

BUICILLA GROUP ARCHITECTURE
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
PHONE: (949) 660-1587
FAX: (949) 660-1589

SOIL ENGINEER

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PLANNING ■ DESIGN ■ CONSTRUCTION

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ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEAD VALUE ENGINEERING

REVISIONS		
N°	DATE	DESCRIPTION

PLANS PREPARED FOR:

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9911 IRVINE CENTER DRIVE, SUITE 150
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PROJECT TITLE

FOOTHILL RANCH VILLAGE
LAKE FOREST, CALIFORNIA

LEGAL DESCRIPTION
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS
SHOWN ON A MAP RECORDED IN BOOK 292,
PAGES 19-17 IN THE OFFICE OF THE COUNTY
RECORDS OF ORANGE COUNTY, CA.

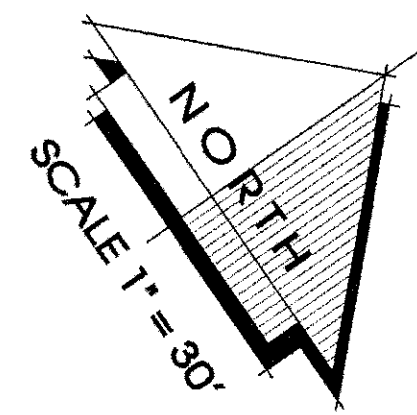
TRACT NO.

17439

DRAWING FILE NO.
SCALE: 1" = 30'
SHEET 6 OF 9

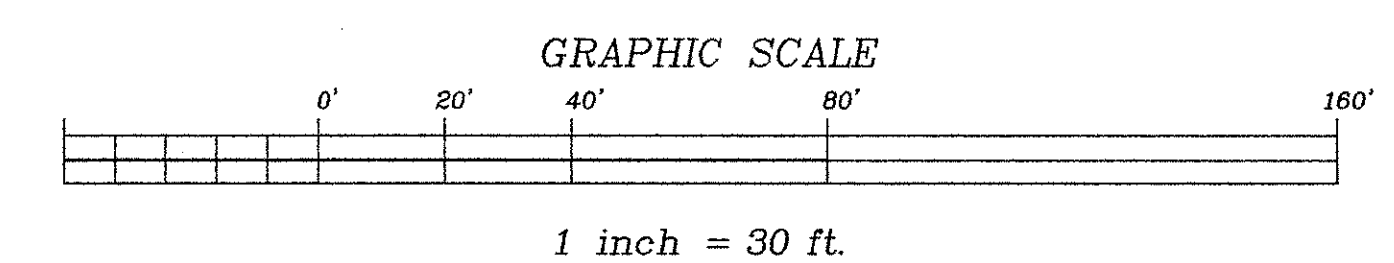
TRASH RECEPTACLE LOCATION FOR TRACT NO. 17439 The Paseos at Foothill Ranch Village

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



LEGEND

- Trash Container Pickup Location (2 Per Residence)
- * Parking Sign and Striping to Reflect No Parking on Trash Pickup Day and Hours of Enforcement



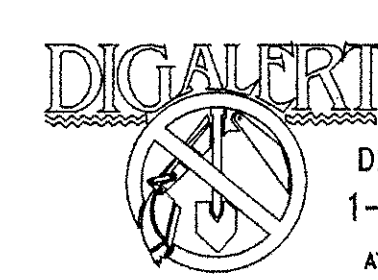
TRASH RECEPTACLE LOCATION FOR TRACT NO. 17439 The Paseos at Foothill Ranch Village

RBF J.N. 10-108112 OCTOBER 9, 2012

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ARCHITECT / PLANNER
BUCILLA GROUP ARCHITECTURE
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ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALU ENGINEERING

REVISIONS		
#	DATE	DESCRIPTION
1		
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7		

PLANS PREPARED FOR:
TRUMARK COMPANIES
9911 IRVINE CENTER DRIVE, SUITE 150
IRVINE, CA 92618
PHONE: (949) 202-5786
FAX: (949) 786-1991
ATTN: JAMES O'MALLEY

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JOB ADDRESS
LAKE FOREST, CALIFORNIA
LEGAL DESCRIPTION
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TRACT NO.
17439
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SHEET
7 OF 9

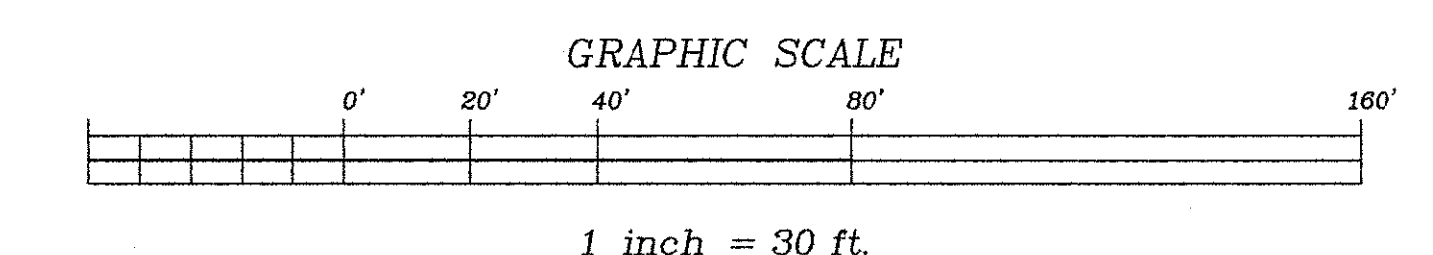
UTILITY CONCEPT PLAN FOR TRACT NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



NOTE:
ALL ON-SITE SANITARY SEWER IS 8".
ALL ON-SITE DOMESTIC WATER IS 8".
ON-SITE STORM DRAIN SIZED AS SHOWN.

SIZES ARE PRELIMINARY AND MAY BE ADJUSTED
AT TIME OF FINAL ENGINEERING CALCULATIONS.



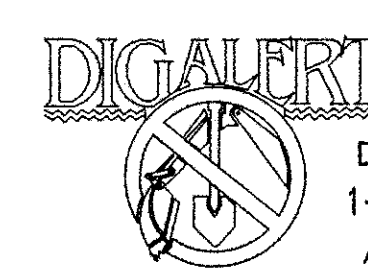
UTILITY CONCEPT PLAN FOR TRACT NO. 17439

RBF J.N. 10-108112 OCT. 9, 2012

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14725 ALTON PARKWAY
IRVINE, CALIFORNIA 92618-2027
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REVISIONS			
N°	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:

TRUMARK COMPANIES
9911 IRVINE CENTER DRIVE, SUITE 150
IRVINE, CA 92618
PHONE: (949) 202-5786
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PROJECT TITLE

FOOTHILL RANCH VILLAGE

JOB ADDRESS
LAKE FOREST, CALIFORNIA

LEGAL DESCRIPTION
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS
SHOWN ON A MAP RECORDED IN BOOK 232,
PAGES 13-17 IN THE OFFICE OF THE COUNTY
RECORDER OF ORANGE COUNTY, CA

TRACT NO.

17439

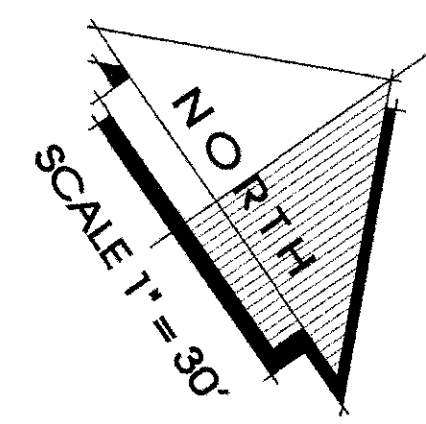
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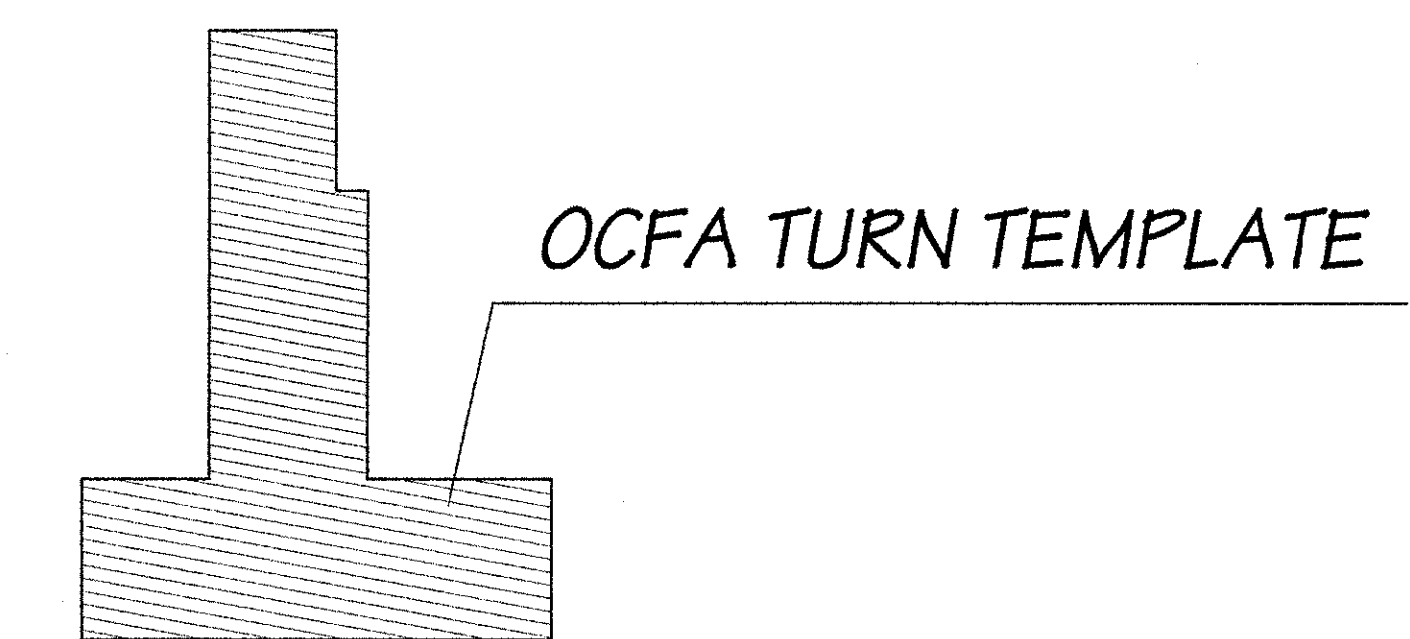
SHEET 8 OF 9

FIRE TRUCK TURNING DIAGRAM FOR TRACT NO. 17439

IN THE CITY OF LAKE FOREST, COUNTY OF ORANGE, STATE OF CALIFORNIA



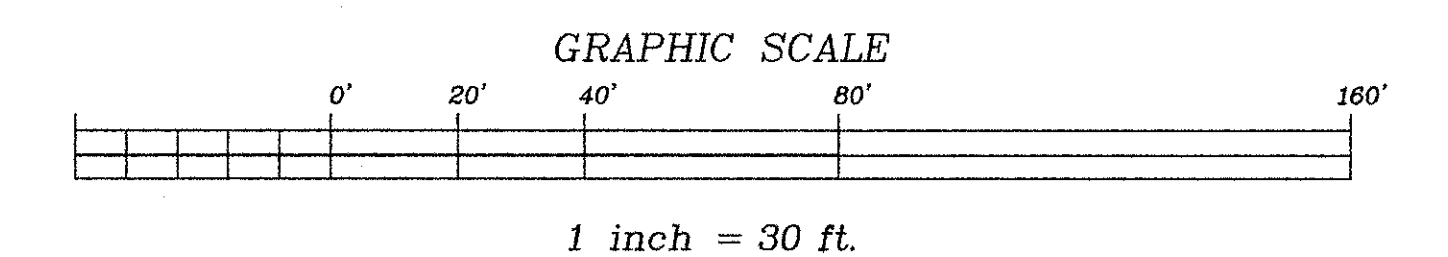
17' INSIDE TURN RADIUS
38' OUTSIDE TURN RADIUS



OCFA TURN TEMPLATE

NOTE:

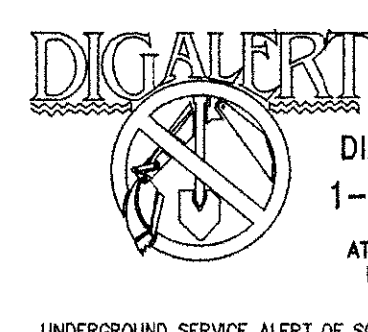
Per Code, Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.



ENGINEER'S STATEMENT

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THOMAS CARROLL, A.C.E. NO. 40585



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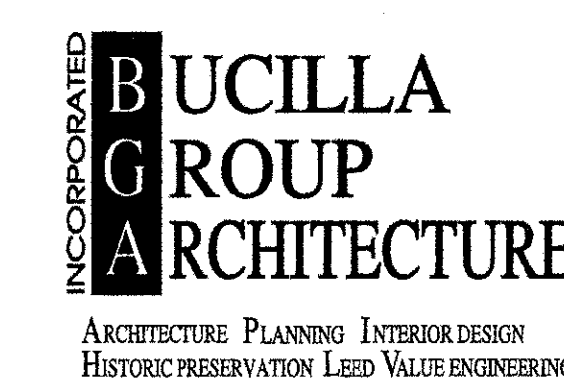
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REVISIONS			
N°	DATE	BY	DESCRIPTION
1			
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8			
9			
10			

PLANS PREPARED FOR:
TRUMARK COMPANIES
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JOB ADDRESS
LAKE FOREST, CALIFORNIA
LEGAL DESCRIPTION
PARCELS 3 AND 4, PARCEL MAP NO. 95-177, AS SHOWN ON A MAP RECORDED IN BOOK 2801, PAGES 12-17 IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CA.

TRACT NO.
17439
DRAWING FILE NO.
SCALE: 1" = 30'
SHEET
9 OF **9**

FIRE TRUCK TURNING DIAGRAM
FOR TRACT NO. 17439
OCFA SERVICE REQUEST NO. 172886

RBF J.N. 10-108112 OCT. 9, 2012